



An  
Bord  
Pleanála

**Board Direction**  
**BD-005245-20**  
**ABP-305692-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/02/2020.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the planning history on the site and to the provisions of the Dublin City Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed change of use of the fifth floor from 'media associated uses' to office use would not materially contravene the objectives of the Development Plan and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on 6<sup>th</sup> day of April 2018 under reg ref no PL29S248921 4303/16 and amending permission granted on 20<sup>th</sup> May 2019 under reg ref 2328/19 and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

**Board Member**

**Date:** 25/02/2020

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John Connolly